



**CITY PLAN COMMISSION MEETING  
MAIN LIBRARY - AUDITORIUM, 501 N. OREGON  
JULY 25, 2013  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:42 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Wright  
Commissioner Nance  
Commissioner Borden  
Commissioner Brandrup  
Commissioner Amoriello

**COMMISSIONERS ABSENT:**

Commissioner Ardovino  
Commissioner Schauer  
Commissioner Reveles

**AGENDA**

Commissioner Amoriello read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Wright, Borden, Nance, Amoriello, and Brandrup

**ABSENT:** Commissioner Ardovino, Schauer, and Reveles

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**There was no public comment.**

**II. CONSENT AGENDA**

**There were no items under the Consent Agenda.**

**III. REGULAR AGENDA - DISCUSSION AND ACTION:**

**PUBLIC HEARING Rezoning Application:**

1. **PZRZ13-00020:** Portion of South ½ of Block 61, Cotton Addition, City of El Paso, El Paso County, Texas  
Location: 1519 Myrtle  
Zoning: M-1 (Manufacturing)  
Request: From M-1 (Manufacturing) to C-3 (Commercial)  
Existing Use: Warehousing  
Proposed Use: Ballroom / Banquet Hall (Related to PZST13-00012)  
Property Owner: Javier O. Ramos  
Representative: Carlos Renteria  
District: 8  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 1 AND 3 TOGETHER.**

Motion passed.

Michael McElroy, Planner, noted that staff received a letter of opposition to this request and it is included in the revised staff report.

Carlos Renteria, representing the owner, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and carried to **APPROVE PZRZ13-00020.**

**AYES:** Commissioner Borden, Wright, and Amoriello

**NAYS:** Commissioner Nance, and Brandrup

**ABSENT:** Commissioner Ardovino, Schauer, and Reveles

Motion passed. **(3 to 2 vote).**

**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **ALLOW COMMISSIONER NANCE TO REQUEST A MINORITY REPORT.**

Motion passed.

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**PUBLIC HEARING Detailed Site Development Plan Application:**

2. **PZDS13-00011:** A portion of Tracts 200 - 201, South Parkland Addition, City of El Paso, El Paso County, Texas  
Location: 5800 Transmountain Road  
Zoning: C-1/sc (Conditions/special contract)

Request: Detailed Site Plan Review per Ordinance No. 5446 dated January 14, 1975 Ordinance  
Existing Use: Vacant  
Proposed Use: Clinic and Medical Office  
Property Owner: Transmountain Renal Construction LLC  
Representative: Callaway Architecture  
District: 4  
Staff Contact: Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Kristi Daniel, representing Transmountain Renal Construction, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE PZDS13-00011**.

Motion passed.

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**PUBLIC HEARING Special Permit Applications:**

3. **PZST13-00012:** A portion of South ½ of Block 61, Cotton Addition, City of El Paso, El Paso County, Texas  
Location: 1519 Myrtle  
Zoning: M-1 (Manufacturing)  
Request: 100% Parking Reduction / Ballroom Special Use Permit  
Existing Use: Warehouse  
Proposed Use: Ballroom / Banquet Hall (Related to PZRZ13-00020)  
Property Owner: Javier O. Ramos  
Representative: Carlos Renteria  
District: 8  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 1 AND 3 TOGETHER**.

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and carried to **APPROVE PZST13-00012**.

**AYES:** Commissioner Borden, Wright, and Amoriello

**NAYS:** Commissioner Nance, and Brandrup

**ABSENT:** Commissioner Ardo vino, Schauer, and Reveles

Motion passed. **(3 to 2 vote)**.

Commissioner Nance asked that a minority report be drafted and sent to City Council for this item.

**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **ALLOW COMMISSIONER NANCE TO REQUEST A MINORITY REPORT.**

Motion passed.

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4. **PZST13-00013:** A portion of Tract 2A, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 9641 North Loop Road  
Zoning: A-2/sc (Apartment/special contract)  
Request: Special Permit to allow for a skilled nursing facility in A-2 (Apartment) zone district  
Existing Use: Agriculture/Vacant  
Proposed Use: Skilled Nursing Facility  
Property Owner: Ben L. Ivey, LTD  
Representative: Roe Engineering, L.C  
District: 6  
Staff Contact: Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Bradley Roe with Roe Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and carried to **APPROVE PZST13-00013.**

**AYES:** Commissioner Wright, Borden, Nance, and Amoriello

**NAYS:** Commissioner Brandrup

**ABSENT:** Commissioner Ardivino, Schauer, and Reveles

Motion passed. **(4 to 1 vote)**

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5. **PZST13-00014:** Lots 1 & 2, Block 42, Morningside Heights, City of El Paso, El Paso County, Texas  
Location: 4103 Lackland  
Zoning: R-4 (Residential)  
Request: Infill Development / Reduced side and cumulative setbacks / Reduced lot area and depth  
Existing Use: Single-Family Home  
Proposed Use: Duplex  
Property Owner: Elguea Properties, LLC  
Representative: Jesus Jaime  
District: 2  
Staff Contact: Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, noted that the staff report says a cumulative setback reduction of 30' is being requested, when in fact it is **26'**.

Jesus Jaime concurred with staff's comments.

Commissoner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

The following persons spoke in opposition to this request.

- Irma Bautista
- Jo Anne Regal

The commission requested that staff contact the Code Enforcement office and ask them to check for any code violations on this street.

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Nance, and unanimously carried to **APPROVE PZST13-00014 WITH THE CONDITION FOR A LANDSCAPE BUFFER BETWEEN THE NEW DWELLING AND LACKLAND STREET, ADDITIONAL STREET TREES ON LACKLAND STREET AND WITH ADDITIONAL TREES ON THE PARKWAY.**

Motion passed.

**Subdivision Application:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Preliminary:**

6.      **SUSU13-00054:**      Tierra Del Este Unit 74 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
- Location:              North of Montwood and East of John Hayes
- Property Owner:      Ranchos Real XV, LLC
- Representative:        Conde, Inc.
- District:                East ETJ
- Staff Contact:          Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **POSTPONE SUSU13-00054 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 8, 2013.**

Motion passed.

**Major Final:**

7.     **SUSU13-00056:**     Paseo Del Este Boulevard Unit One – A portion of W.J. Rand, Survey No. 315½, El Paso County, Texas  
Location:                 North of Eastlake and East of Paseo Del Este  
Property Owner:         Hunt Mission Ridge, LLC  
Representative:         TRE & Associates, LLC  
District:                 East ETJ  
Staff Contact:            Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nadia Mora with TRE & Associates concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00056 WITH MODIFICATION FOR CROSS-SECTION.**

Motion passed.

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**Major Combination:**

8.     **SUSU13-00058:**     Begonia Subdivision - All of Tracts 7A and 7A2, Block 42, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location:                 East of Zaragoza and South of Socorro  
Property Owner:         Guadalupe Velez  
Representative:         CAD Consulting Co.  
District:                 6  
Staff Contact:            Raul Garcia, (915) 541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)

Commissioner Nance asked what the difference was between a substandard street and a substandard alley and asked why staff and the city would want to improve a primary alley and not a primary street.

Kimberly Forsyth, Lead Planner, noted that there are provisions in the subdivision code where the City Plan Commission can grant the waiver but currently there is no provision in the zoning code to grant a waiver for improving an alley. If the application is a subdivision, the waiver can be used. Ms. Forsyth responded that staff could develop similar standards in the zoning code for the alleys.

Enrique Avila with CAD Consulting concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00058.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination (Reconsideration):**

9.       **SUSU13-00002:**       Glenwood Circle Place – A replat of all of San Angelino Estates, City of El Paso, El Paso County, Texas  
Location:                   North of Border Highway and East of Glenwood  
Property Owner:           Mario Ornelas  
Representative:           Dorado Engineering, Inc.  
District:                   8  
Staff Contact:             Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, noted that the reconsideration is for the reduction of the park fees only.

Fermin Dorado Jr., with Dorado Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU13-00002.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

10.       **SUSU13-00034:**       Delta Divine – A portion of Lots 20 and 21, Block 6, Alameda Acres, City of El Paso, El Paso County, Texas  
Location:                   South of Delta and East of Glenwood  
Property Owner:           El Divino Salvadore Presbyterian Church, Inc.  
Representative:           Sitework Engineering  
District:                   8  
Staff Contact:             Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
                                  **(POSTPONED FROM 06/26/13)**

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **POSTPONE SUSU13-00034 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF AUGUST 22, 2013.**

Motion passed.

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11.       **SUSU13-00048:**       Polkinghorn Addition Replat B – A replat of the Easterly 200 feet of Tract 15, Polkinghorn Addition, El Paso County, Texas  
Location:                   West of Interstate 10 and north of Vinton Road  
Property Owner:           Leticia Flores and Reinaldo Cartagena  
Representative:           Calderon Engineering  
District:                   Westside ETJ  
Staff Contact:             Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

Manuel Calderon with Calderon Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00048.**

Motion passed.

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12.     **SUSU13-00053:**     Mesa Grande Center Subdivision - A portion of Lot 1, Block 2, West Ten Development, an Addition to the City of El Paso, El Paso County, Texas
- Location:           East of Remcon Circle and south of North Mesa Street
- Property Owner:    El Paso Mesa Grande Center, LLC
- Representative:    Burger Engineering, LLC
- District:           8
- Staff Contact:     Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR SUSU13-00053 BEFORE OTHER SUBDIVISION CASES.**

Motion passed.

Bryon Burger with Burger Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU13-00053.**

Motion passed.

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**PUBLIC HEARING Resubdivision Final:**

13.     **SUSU13-00055:**     Tres Suenos Unit Ten - A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a Portion of Onnie Kirk Avenue, City of El Paso, El Paso County, Texas
- Location:           East of Andrew Wiseman Street and north of Montana Avenue
- Property Owner:    Carefree Homes II, LP
- Representative:    CEA Group
- District:           5
- Staff Contact:     Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)
14.     **SUSU12-00057:**     Tres Suenos Unit Eleven - A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and a Replat of a Portion of Adrian Campos Street, City of El Paso, El Paso County, Texas
- Location:           East of Andrew Wiseman Street and north of Montana Avenue
- Property Owner:    Tropicana Development
- Representative:    CEA Group
- District:           5
- Staff Contact:     Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **HEAR ITEMS 13 AND 14 TOGETHER.**



Motion passed.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Borden, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00055 AND SUSU12-00057.**

Motion passed.

Staff and the Commission took this time to thank Nate Baker, Planner, for his service to the commission and wished him well.

**Other Business:**

15. Discussion and action on the City Plan Commission minutes for:  
July 11, 2013

**ACTION:** Motion made by Commissioner Amoriello, seconded by Commissioner Brandrup, and carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 11, 2013.**

**AYES:** Commissioner Nance, Brandrup, and Amoriello, and Borden

**ABSTAIN:** Commissioner Wright

**ABSENT:** Commissioner Ardivino, Schauer, and Reveles

Motion passed.

16. Planning Report:  
CPC Subdivision Committee

Carlos Gallinar, Deputy Director for Planning, spoke regarding the City Plan Commission subcommittee changes to the code. He noted that the subdivision section has lost three of its planners making it very difficult to manage the subcommittee at this time and requested that it be placed on hold for at least the next 30 to 60 days.

The City Manager requested that Commissioner Nance brief the City Council on the duties of the subcommittee and outline the proposed recommendations that he will be taking to Council in the next several months

Mr. Gallinar will place an item on the City Council agenda for September 3, 2013, with Commissioner Nance's presentation outlining those provisions.

David Coronado, City Development Program Manager, noted that he has been working diligently to get parking tags for the commissioners but has not been able to obtain any parking tags yet.

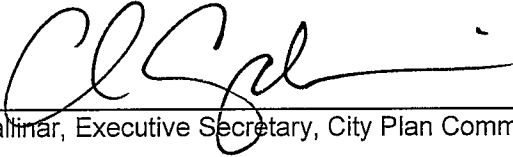
The commission requested that Legal give a presentation regarding what is and what is not considered infill development. Legal agreed to make this presentation at the next CPC meeting.

17. Legal Report:  
N/A
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**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to adjourn this meeting at 3:05 p.m.

Approved as to form:

A handwritten signature in black ink, appearing to read 'C. Gallinar', is written over a horizontal line.

Carlos Gallinar, Executive Secretary, City Plan Commission